083.0	0007	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,600 /	726,600
					USE VALUE:	726,600 /	726,600
					ASSESSED:	726,600 /	726,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LENOIR DAVID A ETAL/ TRUSTEES
Owner 2:	LENOIR-PROVANCHER FAMILY
Owner 3:	LIVING REVOCABLE TRUST
Street 1:	37 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LENOIR DAVID A -
Owner 2:	PROVANCHER CHARLES A -
Street 1:	37 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	260,200	4,400	462,000	726,600
Total Card	0.184	260,200	4,400	462,000	726,600
Total Parcel	0.184	260,200	4,400	462,000	726,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.02 | /Parcel: 468.0

Legal Description

User Acct

52285

GIS Ref

GIS Ref

Insp Date

09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

!6797!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,200	4400	8,000.	462,000	726,600	726,600	Year End Roll	12/18/2019
2019	101	FV	223,200	4400	8,000.	455,400	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	223,400	4400	8,000.	349,800	577,600	577,600	Year End Roll	12/20/2017
2017	101	FV	223,400	4400	8,000.	330,000	557,800	557,800	Year End Roll	1/3/2017
2016	101	FV	223,400	4400	8,000.	303,600	531,400	531,400	Year End	1/4/2016
2015	101	FV	211,000	4400	8,000.	283,800	499,200	499,200	Year End Roll	12/11/2014
2014	101	FV	210,000	4400	8,000.	261,400	475,800	475,800	Year End Roll	12/16/2013
2013	101	FV	210,000	4400	8,000.	261,400	475,800	475,800		12/13/2012

PRINT

Date	Time
12/10/20	21:30:57

LAST REV

Date	Time
09/27/18	13:51:26

mmcmakin

6797

USER DEFINED

Prior Id # 1:	52285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENOIR DAVID A,	70439-113		12/27/2017	Convenience	99	No	No		
CRAMER FRANCES	28969-159		8/14/1998		242,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2018	119	New Wind	6,150	C				
2/6/2014	94	Redo Bat	9,850	C				
9/9/2009	824	Manual	26,500					
10/16/2006	887	Manual	5,500	C				remove and replace
3/16/2004	173	Redo Kit	19,000	C				new 1/2 bath
3/8/2001	134	Redo Bat	1,500	C				
9/5/1998	654	Manual	5,000	C				GAR/MISC REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
12/13/2008	Meas/Inspect	197	PATRIOT
2/26/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353562
Depreciation:	93340
Depreciated Total:	260222

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

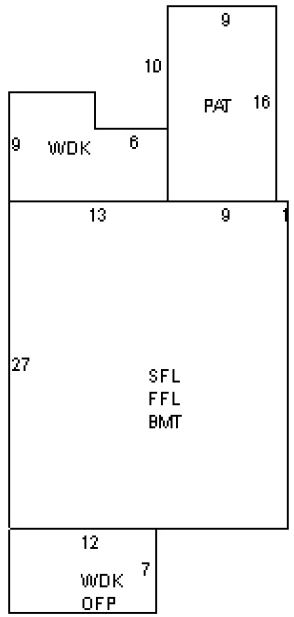
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.46
Special Features:	0	Val/Su Net:	114.42
Final Total:	260200	Val/Su SzAd	209.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	621	84.220	52,303
FFL	First Floor	621	175.460	108,964
SFL	Second Floor	621	175.460	108,964
WDK	Deck	183	11.460	2,098
PAT	Patio	144	4.850	699
OFP	Open Porch	84	36.140	3,035

Net Sketched Area:	2,274			Total:	276,063
Size Ad	1242	Gross Are	2274	FinArea	1553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1920	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc